

REVISED WITH CORRECT LOCATION
NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE
(Form DS1224)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
March 1, 2010

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: February 12, 2010

Project Name: **CHASE NEW BUILD #13879 – ANDRESEN AND 63RD**

Case Number: **PSR2010-00001; SEP2010-00007**

Location: Northwest corner of NE Andresen and NE 63rd Street

Request: The applicant is proposing to construct a 4,195 square foot back with three (3) drive-through lanes and a drive-through ATM on an approximate 1.10 acre parcel located in a C-3 zoning district.

Applicant/Contact: Callison Design, LLC
Grant J. Seaman
1420 5th Avenue, #2400
Seattle, WA 98101-2343
(206) 623-4646 [phone]; (206) 623-4625
grant.seaman@callison.com

Property Owner: Andresen 63rd, LLC
915 W. 11th Street
Vancouver, WA 98660

Zoning: C-3 (Community Commercial)

Comp Plan Designation: CC (Community Commercial)

Parcel Number: 156661-000

Township: 2 **Range:** 2 **¼ of Section:** SE 7

Applicable Code Sections:

Clark County Unified Development Code Sections 40.200 (General Provisions); 40.230.010 (Commercial Districts); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrence); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.450 (Wetland Protection); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.610 and 40.620 (Impact Fees); and Title 15 (Fire Code).

Neighborhood Contact:

Andresen/St. Johns Neighborhood Association
Neil Chambers
6204 NE 67th Street
Vancouver, WA 98661
(360) 699-5719
E-mail: N.Chambers@comcast.net

Staff Contact Person:

Vicki Kirsher, Planner – (360) 397-2375, ext. 4178; E-mail: vicki.kirsher@clark.wa.gov
Development Services Manager, Michael Butts – (360) 397-2375, ext. 4137

Please email SEPA comments to: vicki.kirsher@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box
9810, Vancouver, WA 98666-9810

Application Filing date: January 28, 2010

Fully Complete Date: January 28, 2010

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

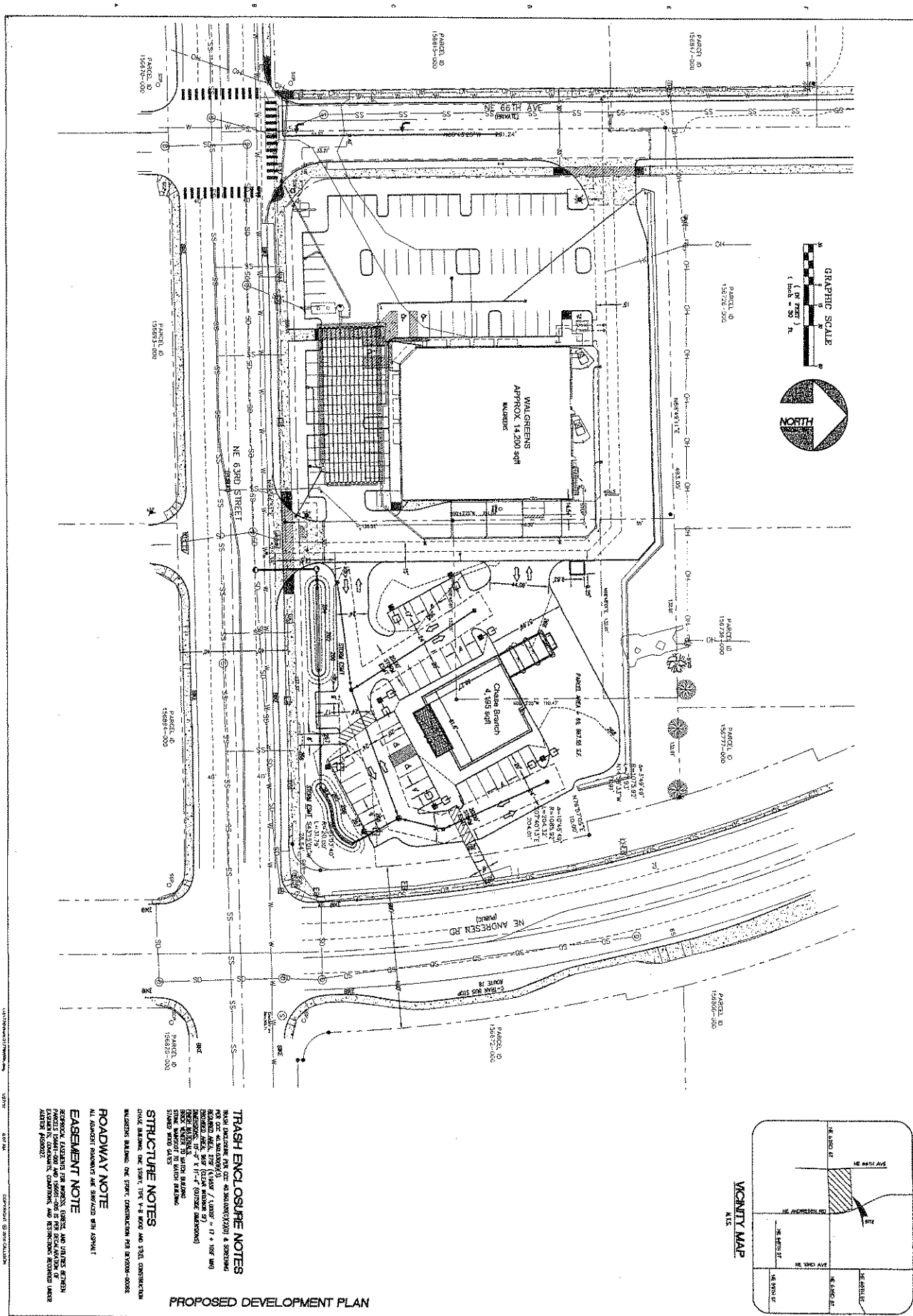
- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice



Property Owners

that were mailed the notice

SE 1/4 of Section 07 T2R2E WM



- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Ser

<Empty Picture>

Plot Date: Feb 10, 2010

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

Clark County

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Services Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS** (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:
Chase New Build 13879 Andresen & 63rd
2. Name of applicant:
Callison Design, LLC.
3. Address and phone number of applicant and contact person:
Grant J. Seaman; (206)623-4646; 1420 5th Ave #2400, Seattle, WA 98101
4. Date checklist prepared:
01/26/2010
5. Agency requesting checklist:
Clark County
6. Proposed timing or schedule (including phasing, if applicable):
Permit approval April 2010, construction summer/fall 2010
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

No future additions, expansions or activity is planned.

8. List any environmental information that has been or will be prepared related to this proposal.
Adapt Engineering Geotechnical Report dated June 2006. Wetland determination for case no WET2007-00074. Flood Study per FLP2009-00020. Traffic Impact Study by Lancaster Engineering dated January 2010. Landscape Plan by Main St. Design dated January 2010. Stormwater preliminary information Report by Westlake Consultants & Apex Engineering dated January 2010. Archaeological Predetermination letter dated January 25, 2010 by Archaeological services of Clark County.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

None Known

10. List any government approvals or permits needed for your proposal:
SEPA Determination, site development engineering, building and utility permits, and NPDES Permit. Any other Permits or approvals deemed necessary by Clark County.
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

To develop parcel 156661-000, shown as future development pad on approved file DEV2006-00069, with a 4,195 Square Foot bank. The 1.6 acre parcel is zoned C-3. Access is from NE 63rd Street and from NE 66th Ave. The bank will have four drive through lanes, three serviced by a teller and one serviced by a 24-hour ATM. An additional ATM will be located in the front lobby of the bank. Pedestrian access is provided to NE 63rd Street and NE Andresen Road. Required landscaping is provided. 39 parking stalls are provided two of which are ADA accessible including a van accessible space. Water and Sewer are provided by the City of Vancouver. Stormwater is designed per ordinance CCC 40.385.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is located on the Northwest corner of NE Andresen Road and NE 63rd Street. The tax lot directly east of 6700 NE 63rd Street. See the Proposed Development Plan to see the vicinity map, site plan and topographic map. The site is located in SE1/4 07-T02N-R02E W.M.

B. Environmental Elements

1. Earth

Agency
Use only

- a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other _____.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

The site has been mass graded per DEV 2006-00065. The site is flat with exception to the area above the installed retaining wall which appears to be graded 2:1 (50%)

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

According to the geotechnical report by Adapt Engineering the soils area generally medium stiff to stiff, surficial silts and clayey silts, mantling to medium dense, silty sands and sandy silts, all underlain by medium dense to dense, silty sands with trace to some silt, which extended to the full depth explored of 40 feet. NRCS maps the soils as Hillsboro Loam (HIB & HIC) and Semiahmoo Muck (Su).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

There are no indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

While the majority of the site grading is complete additional grading for utilities, pavement sections and the proposed building are anticipated. It is likely that this could equate to approximately 1,000 CY of material. Engineering plans will be reviewed and approved by Clark County prior to any earth work. Fill, in any, will be from a Clark County approved source.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Minimal erosion could occur but is highly unlikely due to the soil classifications and minimal slopes. If erosion were to occur it would likely occur during the construction phases of the project. During the construction phases, erosion is more likely to happen during the rainy months between October and April, this site is expected to begin building in late April/ Early May 2010. After construction, the site use will be commercial and will have landscaping as shown on the landscaping plans by Main Street Design. The landscaping will also serve as ground cover that helps prevent erosion.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

According to the stormwater preliminary report by westlake consultants dated January 2010 approximately 51% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Erosion control measures and BMP's as required by Clark County regulations will be incorporated into the project's erosion control and development plans, providing protection of off-site properties. Management of storm water during construction will address such factors as compaction, slope treatment, drainage course maintenance and other considerations. Increased landscaping area and replanting upon completion of the project.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

During construction, dust will come from grading of the site. Also, exhaust fumes will be generated by construction equipment. On completion of the Commercial building, automobile exhaust will be emitted from the site as a result of commercial activities.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

None Known.

- c. Proposed measures to reduce or control emissions or other impacts to air:

All construction equipment will be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with Clark County standards, the site will be watered and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emission from personally owned motor vehicles is regulated by the State. HVAC and similar residential equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

There is an unregulated wetland on the adjacent parcel to the west. The wetland determination is part of Case No. WET2007-00074. According to the County Determination this wetland is exempt from regulation by Clark County due to its small size, low quality and isolation.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Yes, as this wetland is unregulated and located off-site the applicant was advised by County Staff that it does not need to be shown on the current development plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in or removed from the unregulated wetland as a part of the Chase bank development.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

A small portion of the site is within a 100- year flood plain at elevation 264.37. A flood study of the site has been reviewed and approved by Clark County see FLP2009-00020

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Drainage from the drive-thru lanes, parking areas, sidewalks, and landscaping will be directed to catch basins and conveyed within an enclosed storm drainage system to the southern portion of the site. The project will provide water quality treatment within a bioswale, and water quantity flow control will be provided within a detention pond. The stormwater will then discharge to the public system in NE 63rd St.

- 2) Could waste materials enter ground or surface waters? If so, please describe.

Yes, oils and greases from vehicles could enter ground or surface water.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Water quality control measures will be incorporated into the storm drainage system design to reduce oils and grease in the surface water.

4. Plants

Agency
Use only

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

The site has been previously cleared, seeded and mulched.

b. What kind and amount of vegetation will be removed or altered?

The site has been previously cleared, seeded and mulched.

c. List threatened or endangered species on or near the site.

None Known.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

At least 15% of the site will be landscaped as required by Clark County Code 40.230.010 (d)(3). Perimeter landscaping will comply with table 40.320.010-1. See Landscape plan by Main Street Design dated January 2010.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and, Field
- Fish: bass, salmon, trout, herring, shellfish, other.

b. List any threatened or endangered species known to be on or near the site.

None Known.

c. Is the site part of a migration route? If so, please explain.

None Known.

d. List proposed measures to preserve or enhance wildlife:

Landscaping as proposed by Main Street Design will enhance the opportunity for small animals to utilize portions of the site.

6. Energy and natural resources

Agency
Use only

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for heating, lighting, computers, copiers and cooking typical of an office lunch room use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

All energy conservation features required by Ordinances and/or Codes will be met.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.

There are no environmental health hazards anticipated as a result of this proposal.

- 1) Describe special emergency services that might be required.

None Known.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None Proposed.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

Traffic on NE Andresen and NE 63rd Street. Alarm/Truck noise from the Fire Station across NE Andresen.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Noise associated with construction and development of the property will have a short-term impact during regular working hours, 7 am – 7 pm Monday- Saturday. Full development of the project will have a long term impact limited to typical commercial background noise and traffic.

- 3) Proposed measures to reduce or control noise impacts:

Follow Clark County construction guidelines. Limit regular working hours, 7 am-7pm Monday-Saturday.

8. Land and shoreline use

Agency
Use only

- a. What is the current use of the site and adjacent properties?

*Site: Vacant zoned C-3; West: Vacant zoned C-3 with an approved site development plan
North: Residential zoned R1.6; East: NE Andresen and C-2 zoned fire station.
South: NE 63rd Street and Commercial Center zoned C-3*

- b. Has the site been used for agriculture? If so, please describe.

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, please describe.

Not Applicable

- e. What is the current zoning classification of the site?

C-3 Community Commercial.

- f. What is the current comprehensive plan designation of the site?

CC Community Commercial.

- g. What is the current shoreline master program designation of the site?

Not Applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

No. The flood elevation is determined to be 264.37.

- i. How many people would reside or work in the completed project?

Approximately 10-12 employees.

- j. How many people would the completed project displace?

None.

- k. Please list proposed measures to avoid or reduce displacement impacts:

None.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Adherence with the zoning code and development standards will ensure that the site is compatible with the projected uses for C-3 zoned land.

9. Housing

Agency
Use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None.

- c. List proposed measures to reduce or control housing impacts:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

The building will not exceed the height allowed by code, typically not higher than 35 feet. The exterior materials are metal, stone, glass and wood.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts:

Landscaping and building design will enhance the look of the finished product. See proposed building elevations by Callison Design and landscaping plans by Main Street Design.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare produced will be typical of a commercial development, to include interior and exterior lighting for the office, street lights, security lights where necessary, and possibly accent lighting. This light will be produced in the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None Known.

- d. Proposed measures to reduce or control light and glare impacts:

Proposed use of landscaping will have a mitigating effect on any lighting impacts. Lighting will be shielded and directed downward and toward the interior of the site

12. Recreation

Agency
Use only

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Walnut Grove Park is located approximately 3,900 LF away, following NE 63rd west and NE 58th Ave north.
- b. Would the project displace any existing recreational uses? If so, please describe.
No.
- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
None.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.
According to the Archaeological Predetermination letter dated January 25, 2010 by Archaeological services of Clark County, the survey concluded a negative result (meaning no artifacts or historic objects found) and no further work is recommended.
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts:
None.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
NE 63rd Street and NE 66th Avenue provide access to the site. NE Andresen Road provides the main arterial access to the site. The highways nearest the site include WA-500, I-5, and WA-501.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
There is not a bus stop on the property frontage although one is located directly to the east on the opposite side of NE Andresen Road, approximately 120 LF away. This bus stop is served by C-Tran route #78.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The Chase project is proposing 39 parking stalls. As the site is currently vacant, no parking stalls are being eliminated from the site.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

No. Only driveway improvements and internal drive lanes are anticipated.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

According to the Traffic Impact Study by Lancaster dated January 27, 2010 the site will generate 1009 ADTs, 81 of which will occur in the PM peak hour.

- g. Proposed measures to reduce or control transportation impacts:

Improvements to the access driveway on NE 63rd St. Limiting that access to right in right out only. As part of the previously approved development plans, of which this site is included, frontage improvements on NE 63rd are proposed.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

The proposal would have usual increases in demands on fire and police as open commercial areas.

- b. Proposed measures to reduce or control direct impacts on public services:

Future tax revenues will contribute to County services.

16. Utilities

- a. Circle the utilities currently available at the site: electricity,
natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Water and sewer are proposed to be provided by the City of Vancouver. Telephone: Qwest or other Refuse: waste connection or other Electricity: Bonneville power or other

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Cheryl Folsom APEX ENGINEERING Applicant Agent

Date Submitted: 11/28/2010